065.0	0001	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	948,500 / 948,500
					USE VALUE:	948,500 / 948,500
					ASSESSED:	948,500 / 948,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
35		RICHFIELD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BAKER CHRISTOPHER
Owner 2:	GALLO-MCCAUSLAND ISABELLA M
Owner 3:	
Street 1:	35 RICHFIELD RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SULLIVAN JOSEPH J/MARGUERITE -
Owner 2:	TRS/BK REALTY TRUST -
Street 1:	74 LANCASTER RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,967 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1932, having primarily Shakes Exterior and 1972 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	9	Varied
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5967.000	525,800	3,400	419,300	948,500
Total Card	0.137	525,800	3,400	419,300	948,500
Total Parcel	0.137	525,800	3,400	419,300	948,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 480.98 | /Parcel: 480.9

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	41350
GIS Ref	
GIS Ref	
Insp Date	11/14/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 065.0-0001-0001.0

!5572!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	525,700	3400	5,967.	419,300	948,400	948,400	Year End Roll	12/18/2019
2019	101	FV	292,800	3400	5,967.	389,400	685,600	685,600	Year End Roll	1/3/2019
2018	101	FV	292,800	3400	5,967.	389,400	685,600	685,600	Year End Roll	12/20/2017
2017	101	FV	292,800	3400	5,967.	341,400	637,600	637,600	Year End Roll	1/3/2017
2016	101	FV	292,800	3400	5,967.	311,500	607,700	607,700	Year End	1/4/2016
2015	101	FV	280,700	3400	5,967.	275,500	559,600	559,600	Year End Roll	12/11/2014
2014	101	FV	280,700	3400	5,967.	260,600	544,700	544,700	Year End Roll	12/16/2013
2013	101	FV	280,700	3400	5,967.	248,000	532,100	532,100		12/13/2012

PRINT

Date	Time
12/10/20	20:26:25

LAST REV

Date	Time
06/05/19	14:19:22
apro	
5572	

USER DEFINED

Prior Id # 1:	41350
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SULLIVAN JOSEPH	70718-540		3/9/2018		900,500	No	No		LT COL JOSEPH J SULLIVAN D.O.D. 9/10/2003 BK
SULLIVAN JOSEPH	38490-66		3/25/2003	Family	1	No	No		
	11863-275		7/18/1970		36,500	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/20/2018	466	Heat App	8,000	C				
4/5/2018	370	Inter Fi	180,768	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/14/2018	MEAS&NOTICE	BS	Barbara S
1/31/2018	Mail Update	EMK	Ellen K
12/11/2008	Meas/Inspect	345	PATRIOT
11/21/2001	Inspected	PM	Peter M
11/3/2000	Hearing Chag	163	PATRIOT
10/8/1999	Meas/Inspect	256	PATRIOT
7/26/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5967		Sq. Ft.	Site		0	70.	1.00	12									419,306						419,300	

Total AC/HA: 0.13698 | Total SF/SM: 5967 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 419,306 | Spl Credit | Total: 419,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	17 - Shakes		
Sec Wall:	8 - Brick Veneer	50	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE W/RED BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1932	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.18245435
Const Adj.:	1.01464856
Adj $ / SQ:	161.970
Other Features:	91192
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	589483
Depreciation:	63664
Depreciated Total:	525819

COMMENTS

PATIO=NO VALUE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

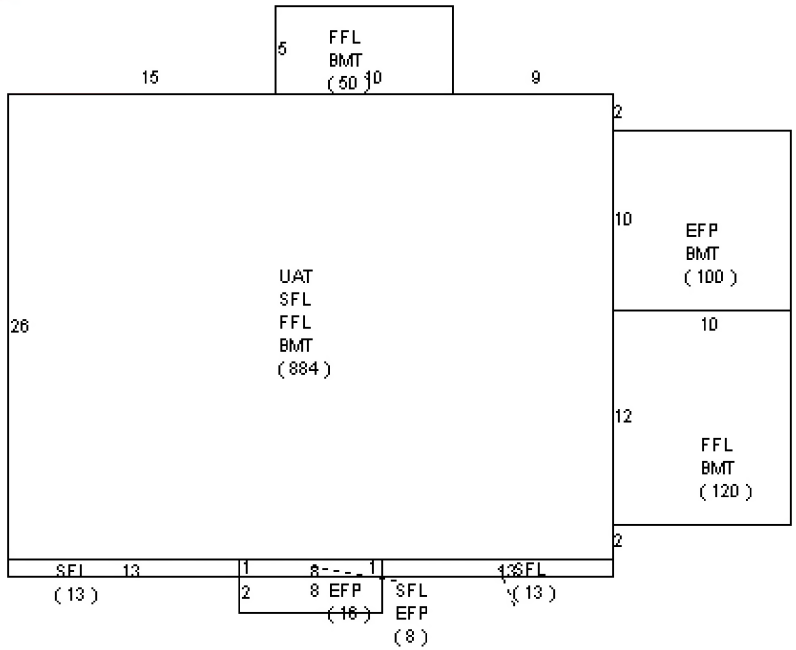
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	195.98
Special Features:	0	Val/Su Net:	151.48
Final Total:	525800	Val/Su SzAd	266.63

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,154	48.590	56,074
FFL	First Floor	1,054	161.970	170,716
SFL	Second Floor	918	161.970	148,688
UAT	Upper Attic	221	64.790	14,318
EFP	Enclos Porch	124	49.900	6,188

Net Sketched Area:	3,471	Total:	395,984
Size Ad	1972	Gross Are	4134	FinArea	1972
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

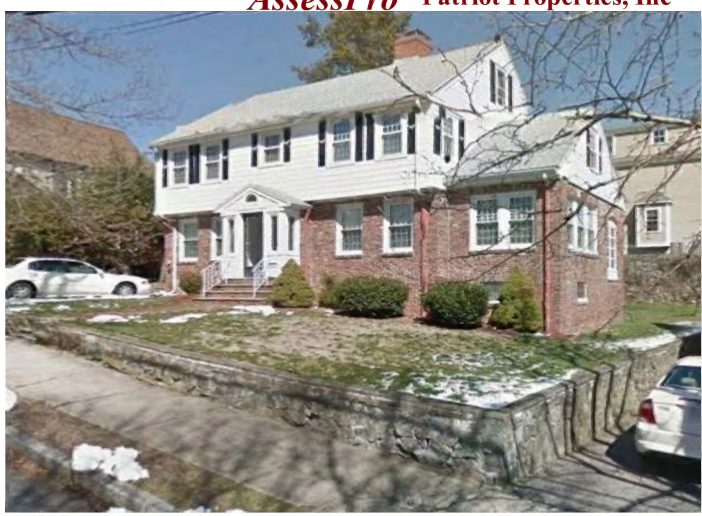
SPEC FEATURES/YARD ITEMS

PARCEL ID

065.0-0001-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	11X19	A	AV	1932	26.96	T	40	101			3,400			3,400

More:	N	Total Yard Items:	3,400	Total Special Featues:		Total:	3,400

IMAGE

AssessPro Patriot Properties, Inc